

ARTICLE XII

RESIDENTIAL AND MULTIPLE RESIDENTIAL DISTRICTS

Section 1201 Purpose

1. Residential District R-1-40. To provide areas for large-lot residential neighborhoods of essentially rural or estate character. Minimum Lot Size: 40,000 sq. ft.
2. Residential District R-1-20. To provide areas for very low density, single-family residential neighborhoods of essentially spacious and uncrowded character. Minimum Lot Size: 20,000 sq. ft.
3. Residential District R-1-12. To provide areas for low density, single-family residential neighborhoods of spacious and uncrowded character. Minimum Lot size: 12,000 sq. ft.
4. Residential District R-1-10. To provide areas for medium low-density, single-family residential neighborhoods where medium costs of development may occur. Minimum Lot Size: 10,000 sq. ft.
5. Residential District R-1-8. To provide areas for medium low-density, single family residential neighborhoods where low and medium costs of development may occur. Minimum Lot Size: 8,000 sq. ft.
6. Residential District R-1-6. To provide areas for low-density, single-family residential neighborhoods where low and medium costs of development may occur. Minimum Lot Size: 6,000 sq. ft.
7. Multiple Residential District R-M-7. To provide areas for low residential density with the opportunity for varied housing styles and character. Maximum Density: 7 dwelling units per net acre.
8. Multiple Residential District R-M-15. To provide areas for medium residential density with the opportunity for varied housing styles and character. Maximum Density: 15 dwelling units per net acre.
9. Multiple Residential district R-M-30. To provide areas for high residential density with the opportunity for varied housing styles and character. Maximum Density: 30 dwelling units per net acre.

Section 1202 Codes and Symbols

In following Sections of this Chapter, uses of land or buildings which are allowed in the various districts are shown as “permitted uses”, indicated by a “P” in the appropriate column, or as “conditional uses”, indicated by a “C” in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, “-“. If a regulation applies

in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter “A”. If the regulation does not apply, it is indicated in the appropriate column by a dash, “-”.

Section 1203 Use Regulations

No building, structure, or land shall be used and no building or structure shall be hereafter structurally altered, enlarged, or maintained in the residential and multiple-residential districts, except as provided in this Ordinance.

	40	20	R-1				7	R-M	
			12	10	8	6		15	30
1. Accessory buildings and uses customarily incidental to the permitted uses	P	P	P	P	P	P	P	P	P
2. Accessory uses and buildings customarily incidental to the conditional uses	C	C	C	C	C	C	C	C	C
3. Agriculture, the tilling of the soil, the raising of crops, horticulture, and gardening	P	P	P	P	P	P	P	P	P
4. Child day-care or nursery	C	C	C	C	C	C	C	C	C
5. Cluster subdivision of single-family dwellings, provided that the residential density is not increased to allow more than one (1) dwelling for each:									
30,000 sq. ft.	C	--	--	--	--	--	--	--	--
15,000 sq. ft.	--	C	--	--	--	--	--	--	--
8,000 sq. ft.	--	--	C	--	--	--	--	--	--
7,000 sq. ft.	--	--	--	C	--	--	--	--	--
6,000 sq. ft.	--	--	--	--	C	--	--	--	--
4,000 sq. ft.	--	--	--	--	--	C	C	C	C
and that the total area of the subdivision cluster be not less than five (5) acres, and that at least one-third (1/3) of the total area of the subdivision be reserved or dedicated as permanent open space for common use of the residents, under development approval	A	A	A	A	A	A	A	A	A
6. Dwellings									
A. Single-family dwelling	P	P	P	P	P	P	P	P	P
B. Two-family dwelling	--	--	--	--	--	--	P	P	P

	40	20	R-1				R-M		
			12	10	8	6	7	15	30
C. Three-family dwelling	--	--	--	--	--	--	C	C	C
D. Four-family dwelling	--	--	--	--	--	--	C	C	C
E. Multiple-family dwelling	--	--	--	--	--	--	C	C	C
F. Groups of dwellings each approved as a planned unit development	--	--	--	--	--	--	C	C	C
G. Two-family dwelling on corner lots requires two (2) front and two (2) rear yards	--	--	--	--	--	--	A	A	A
7. Home occupation	C	C	C	C	C	C	C	C	C
8. Hospital; medical or dental clinic accessory to a hospital and located on the same premises	--	--	--	--	--	--	--	C	C
9. Household pets	P	P	P	P	P	P	P	P	P
10. Mobile home developments									
A. Mobile home parks	--	--	--	--	--	--	--	--	--
B. Mobile home subdivisions	--	--	--	--	--	--	--	--	--
11. Private educational institution having a curriculum similar to that ordinarily given in public schools	C	C	C	C	C	C	C	C	C
12. Private recreational grounds and facilities, not open to the general public, and to which no admission charge is made	C	C	C	C	C	C	C	C	C
13. Public and quasi-public buildings and uses.									
A. Cemetery	--	--	--	--	--	--	--	--	--
B. Church	C	C	C	C	C	C	C	C	C
C. Essential service facilities	C	C	C	C	C	C	C	C	C
D. Golf Course	C	C	C	C	C	C	C	C	C
E. Substations or transmission lines of fifty (50) KV or greater capacity	C	C	C	C	C	C	C	C	C
14. Quarries, gravel pits, land excavations	--	--	--	--	--	--	--	--	--

	R-1						R-M		
	40	20	12	20	8	6	7	15	30
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15. Signs									
A. One civic sign, not to exceed sixteen (16) square feet in sign area	P	P	--	--	--	--	P	P	P
B. One development sign, not to exceed eight (8) square feet in area	P	P	P	P	P	P	P	P	P
C. One real estate sign, not to exceed eight (8) square feet in area	P	P	P	P	P	P	P	P	P
D. One residential sign, not to exceed four (4) square feet in area for the resident of a building, and one residential sign, not to exceed eight (8) square feet for name and address of a multiple-family residential building	P	P	P	P	P	P	P	P	P
E. Civic and residential signs may be illuminated, but the source of illumination shall not be visible. No flashing or intermittent illumination shall be employed, and the other signs shall not be illuminated	A	A	A	A	A	A	A	A	A
F. All such signs shall be located on the property to which they pertain	A	A	A	A	A	A	A	A	A
G. Identification sign, sign for conditional use	C	C	C	C	C	C	C	C	C

Section 1204 Area Regulations

The minimum lot area in square feet for any single-family dwelling structure in the districts regulated by this chapter shall be (in thousands):

40	20	12	10	8	6	7	8	8
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The additional lot area for each additional dwelling unit in a dwelling structure shall be (in thousands)

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	R-1						R-M		
	40	20	12	20	8	6	7	15	30
For group dwellings, each separate dwelling structure after the first dwelling structure and each additional dwelling structure in square feet shall have (in thousands)	--	--	--	--	--	--	5	2.5	1.2
Minimum lot area for all main uses or buildings other than dwellings shall be (in thousands)	40	20	12	10	10	10	10	10	10
Section 1205 <u>Width Regulations</u>									
The minimum width in feet for any lot in the districts regulated by this chapter, except as modified by planned unit developments or cluster subdivisions, shall be	120	100	80	80	70	60	70	70	70
Section 1206 <u>Frontage Regulations</u>									
The minimum frontage in feet for any lot in the districts regulated by this chapter on a public street or a private street approved by the governing body shall be	60	50	45	45	40	40	45	45	45
Section 1207 <u>Front Yard Regulations</u>									
The minimum depth in feet for the front yard for main buildings in districts regulated by this chapter shall be	30	30	30	30	25	25	25	25	25
Section 1208 <u>Rear Yard Regulations</u>									
The minimum depth in feet for the rear yard in the districts regulated by this chapter shall be:									
For main buildings	30	30	30	30	25	20	30	20	20
For accessory buildings	3	3	3	3	3	3	3	3	3
Provided that on corner lots which rear on a side yard of another lot all such districts shall be located not closer than ten (10) feet to such side yard	A	A	A	A	A	A	A	A	A

	R-1						R-M		
	40	20	12	10	8	6	7	15	30
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Section 1209 <u>Side Yard Regulations</u>									
The minimum side yard in feet for any dwelling in districts regulated by this chapter shall be	15	10	10	10	10	10	10	10	10
And the total width of the two (2) required side yards	30	24	22	18	16	16	18	18	18
except that in no case shall the total width of the two (2) side yards be less than the height of the building	A	A	A	A	A	A	A	A	A
Other main buildings shall have a minimum side yard of	20	20	20	15	15	15	20	20	20
and a total width of the two (2) required side yards of not less than	40	40	40	30	30	30	40	40	40
The minimum side yard for a private garage shall be	15	10	10	8	6	6	6	6	6
except that private garages and other accessory buildings located at least six (6) feet in the rear of the main building may have a minimum side yard of	3	3	3	3	3	3	3	3	3
provided that no private garage or other accessory buildings shall be located closer in feet than to a dwelling on an adjacent lot.	15	10	10	10	10	10	10	10	10
On corner lots, the side yard in feet which faces on a street for both main and accessory buildings shall be not less than	20	20	20	20	20	20	20	20	20

	R-1						R-M		
	40	20	12	10	8	6	7	15	30
or the average of existing buildings, but in no case shall the side yard be less in feet than	15	15	15	15	15	15	15	15	15
nor be required to be more than . . .	25	25	25	25	25	25	25	25	25
Any garage or carport opening which faces onto a street shall be set back from the street line in feet at least	30	30	30	30	25	25	25	25	25
Section 1210 <u>Height Regulations</u>									
The maximum height for all buildings and structures in districts regulated by this chapter shall be									
in feet	35	35	35	35	35	35	35	55	75
in number of stories	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Section 1211 <u>Coverage Regulations</u>									
The maximum coverage in percent for any lot in the districts regulated by this chapter shall be	20	20	30	35	35	35	35	50	50